

REAL ESTATE

FURNISHING PLANS FOR MANY BUILDINGS

Architect Royal W. Lescher is One of the Busiest Men in Town.

The office of Royal W. Lescher, architect in the National Bank of Arizona building, is one of the busy places in the operations of which extend over all parts of Arizona. Mr. Lescher is making plans for the W. W. Cook home in Los Olivos. This will be constructed near the Laredo home and will consist of one and one-half story nine-room bungalow. The cost will approximate \$6,000. The feature of the building is an extra living room in the basement, which is 15 by 20 feet in dimensions. The living room in the first story is 15 by 22 feet.

Mr. Lescher is also drawing plans for a \$15,000 business block in Mesa. This will be built by Mr. Lescher, to be occupied by him as a model grocery store. It will have a basement that will be built especially for the grocery business. The size of the building will be 41 feet frontage by 155 feet depth. The building will be faced with white enameled brick. The interior will be oak, with marble finish. It is said that when completed, it will be one of the finest grocery stores in the southwest. The furnishings will include rest rooms for the guests, and shower baths and lockers for the employees. Cold storage display cases will also be a prominent feature.

Mr. Lescher has been successful in securing the architectural work on numerous school buildings throughout Arizona. The contract has been let at Williams, Ariz., for a \$26,000 grammar school. This is a very beautiful building, designed with a basement and one story. The upper floor will contain eight rooms and auditorium. The basement will contain the gymnasium, manual training and heating department. M. Tull of Phoenix has the general contract. J. H. Mulrean of Phoenix has the plumbing and heating contract. Completion is called for by Aug. 15th. Mr. Lescher is now working on

plans for a \$25,000 grammar school building for Florence. It will contain eight rooms and an auditorium. The foundation story is complete and the stonework is also completed on the first story. This building must be finished by June 1st.

Work is progressing nicely under Mr. Lescher's direction on the dining hall now being built for the state at the Flagstaff normal school. The foundation story is complete and the stonework is also completed on the first story. This building must be finished by June 1st.

Construction on the various buildings about town is progressing very satisfactorily. The basement is complete and the first story near completion on the Armour & Co. cold storage and distributing plant. This building is 54 by 121 feet on the railroad at the corner of Third and Jackson streets. When finished it will cost \$25,000. Anderson & Yeshen are the contractors.

The Gold hotel, at the corner of Third and Washington streets, is beginning to assume a splendid appearance. Work is now progressing on the second story. This building is faced with white enameled brick. The lower floor of this hotel will be utilized for business purposes. Another Gold is the owner, Walter Brainerd, the contractor, and the cost of the structure will be \$15,000.

T. B. Stewart, the contractor, is placing the roof on the new business block of Goldman & Hurley, located at First avenue and Madison street. This building is 100 by 157 1/2 feet and will cost \$14,000 when completed.

REED BUYS HOME.

Miss Wilson Sells Modern House on Adams St. Near Capitol for Four Thousand Dollars.

Miss Wilson, stenographer in the U. S. Bennett & Co. offices has just sold through Dick Erman her new house on W. Adams St. near the Capitol to H. C. Reed for the sum of \$4,000. This is one of the new attractive houses recently built in this addition. It consists of six rooms and is one of the most substantially built houses in the city. It is modern, has hardwood floors, leaded glass built-in bookcases and buffet. The new purchaser has bought the place for his own use.

IRVIN AND COMPANY HAVE A GOOD WEEK

Close in Property Brings Good Price—New Apartment House to be Built in the Fall.

The office of J. L. Irvin and Co. had a very satisfactory week. The biggest sale of the week was two lots consisting of 100 feet frontage on N. 2nd Ave. facing the Woodford Hotel, being lots 13 and 15 of Hatch's subdivision. The property sold for \$6,000 to J. H. Carlock. The new purchaser secured the property with the intention of erecting, this fall, a modern apartment house. For this purpose the location is considered very desirable.

Great Irvin and J. W. Stacy in this office report the sale of Los Olivos lots to the following: D. A. Waggoner, Helen Cooke, Ruth Cooke, H. P. Harwood, R. A. Winchester, J. W. White, J. G. Lindsey and Charles H. Grey.

This office has sold during the past week lots in Central Park Place to the following men: J. H. McQueen, one lot on S. Center St., Mr. Halverson, two lots on E. 1st St., W. H. McMan one lot facing the Park between 1st and 2nd st., also lots to W. E. Daily, W. E. Easton, J. W. Nelson, Willie J. Woodrow, M. K. Kili, Mr. Jamison, C. N. Shearer and E. F. Lauten.

MARY BAXTER BLOCK.

Interior to be Remodeled and Exterior Will be Finished in Cement—New Roof Too.

Ed Holobid has the contract of doing a lot of improvement for the Mary Baxter Business Block at the corner of 2nd and Washington. The interior will receive considerable attention and the building will be given a new roof and a new interior finish. The entire outside of the building will be covered with stucco. This will give a decided improvement in the appearance of this block. Phoenix is improving both in the west and in the east end of town, each vying with the other in the matter of progress.

GLENDAL SALE EXCEEDS PROMOTER'S HOPES

Five Hundred Brave Inclement Weather for Privilege of Bidding on Choice Lots.

\$20,947.50 is the amount of the sales made at Glendale by the Arizona Auction & Development Co. for the Glendale Townsite Co. at the town of Glendale last Thursday. There were present about 500 people, several hundred of them being from Phoenix.

Notwithstanding the windy evening, the sales were entirely satisfactory and exceeded the expectations of the promoters. The 60 acres of five acre tracts on the car line a mile from Glendale and north of the sugar factory was sold at from \$160 to \$166 per acre. These tracts have all just been seeded to alfalfa. The small tracts of land were sold during the afternoon and city lots were sold after supper.

The purchasers of the 5 acre tracts were Jas. G. Hammels, who secured eight of the 5 acre lots. Fred Walsh who secured 5 acres at the turn of the car line just north of the sugar factory. C. F. Krauch purchased 5 acres and Sid Henry of Phoenix purchased two 5 acre tracts. Among the purchasers of business and residence lots were H. L. Moorey, J. Dir, J. G. Hammels, J. A. Kuhns, C. C. Thompson, C. B. Ward, G. G. Englehart, E. H. Avitt, C. A. Cutting, A. W. Bennett, C. O. Cannon, Louis Sands, M. P. White, F. F. Durr, Mr. Davenport, H. F. Schaefer, J. M. Pearson, C. A. Stauffer, J. M. Marks, J. W. Robinson, V. E. Messinger, C. W. Marshall, R. L. Fuller, F. A. Nis, S. W. Garver, H. H. Hunton, H. M. Strong and J. L. Gant. A large portion of the buyers were Glendale people.

GROCEER BUYS RANCH.

Harry T. Duffy Enters Into Possession of Eleven Acres of Blue Ribbon Fruit Ranch.

Harry T. Duffy, formerly in the real estate business, but now conducting with partners the grocery store in the Peter Mohn block on North First Ave. has purchased from E. R. Hall and G. T. Chapman eleven acres of the Blue Ribbon Fruit ranch. This place has improvements and Mr. Duffy will move to his new holdings. All this tract is in bearing fruit trees and a great part of which is considered among the best producing trees in the Salt River Valley. Mr. Hall and Mr. Chapman will move to the city having purchased a house on West Adams street near the Capitol. Mr. Duffy recently sold an 80 acre ranch that he owned near Mesa City.

REAL ESTATE FIRM MOVES.

The Arizona Auction & Development Co. and the Valley Realty Co. made up of six or seven real estate dealers, are moving their real estate offices from 34 West Adams to 22 East Adams, one of the vacant rooms in the new Adams Hotel building. The fixtures that are being installed will make it a very complete place of business.

WEST CAPITOL GROWS.

Sid Henry, the house builder, reports the sale of two houses in West Capitol Addition. Mr. Henry has started construction of several new houses during the past week, one being located on West Monroe near Seventeenth avenue. Mr. Henry seems to have no trouble in disposing of his houses as fast as he can build them.

GERMANIA A WINNER.

H. E. Groom sold for R. W. Brown seven lots in Germania Tract, the total being \$2450. The new purchaser is R. Q. Mills who will erect a house on one of the lots. Mr. Mills last fall sold his ranch in Colorado and moved to Salt River valley. At that time he purchased ten acres a short distance west of town which he has just sold, and is now investing in Germania Place.

A MARVELOUS COLD CREAM.

Some one called it and it was given that name which has clung to it ever since. The name has proven no misnomer for it is truly marvelous in its beneficial results on the skin. It is one of the preparations that has made the name of Richard Hudnut famous among the fastidious women of this and other lands. It is a vegetable cream, does not irritate or burn as do glycerine creams, and will not raise down on the face. Sold by Ruffin Drug Co.

A GROCERYMAN.

Whose goods are staple, whose prices are reasonable, who is courteous and accommodating, is bound to please his customers. If one were to write a recommendation for Frank Griebel, grocer, 218 W. Washington, he would necessarily mention all these qualifications, and add to them the fact that Griebel has been selling groceries to the same people for a quarter of a century. Try him and see for yourself, the diminishing of your grocery bill.

NOTICE FOR PUBLICATION.

04503
Department of the Interior, U. S. Land Office at Phoenix, Arizona, March 14, 1912.

Notice is hereby given that Daniel Noonan, of Gila Bend, Arizona, who, on June 12, 1906, made desert land entry, No. 04503, for northeast quarter, section 29, township 3S, range 4W, G. & S. R. Meridian, has filed notice of intention to make final proof, to establish claim to the land above described, before Register and Receiver, U. S. Land Office, at Phoenix, Arizona, on the 16th day of April, 1912.

Claimant names as witnesses: George R. Brewster, of Phoenix, Ariz. Daniel W. Noonan, of Gila Bend, Ariz. Samuel Bigler, of Gila Bend, Ariz. Claud Bullard, of Gila Bend, Ariz. FRANK H. PARKER, Register.

This Is One of the Finest



One of the 600—Belgo-American Farm.

ostriches in the valley. We are using his picture to call your attention to the best 2 1/4-acre tract of farm land we have for sale.

This tract is just 3 miles from center of Phoenix, in very good neighborhood, and adjoins property with \$2000 building restrictions. Soil is rich, sandy, gravelly loam, ideal for fruit and garden. All in grain now. For sale at \$160 per acre, and \$200 down gives you possession. A snap.

For Sale Only By

Dwight B. Heard

Center and Adams St.

CHICAGO MAN TO IMPROVE BIG TRACT OF LAND

Valley Secures Valuable Acquisition in Person of T. Harry Davis—Will Build House.

B. Edwards of O. H. Lock & Co. reports the sale of 161 acres of land near the Fowler school house eight miles west of Phoenix, the description being the south west quarter of section 14, 1 N. and 1 E. This ground was owned by D. D. Horning and was sold to T. Harry Davis of Chicago.

The encouraging part of this real estate deal is that this land is unimproved and immediately upon purchasing it Mr. Davis commissioned Mr. Edwards to contract for a house, well and other improvements and arrange to place every acre of it into cultivation at once. Mr. Davis has gone to Chicago for his family.

Mr. Edwards had occasion to call attention to this as an indication of what has been going on during the last few years in all of the outlying district of the valley under the Roosevelt project. In one district north of Glendale near Peoria where two years ago a large acreage of land was unimproved, there is now but a fraction of the same class of development that has been going on in all parts of the valley.

GETTING BETTER

Each week sees a gradual improvement in the real estate situation, according to the E. J. Bennett company. More people are coming into the valley right now every week than at any other time during the winter. Most of them, too are actual buyers, and are not here merely to satisfy idle curiosity. The past week has had a little bit of weather that made the showing of property difficult but nevertheless a number looked the valley over pretty thoroughly and several deals are on the tapis with one closed.

W. H. Tripp has purchased a forty acre tract within a mile of the new town of Chandler from Lane & Kelly. His purchase is a beautiful piece of ground, in a splendid stand of alfalfa. Mr. Tripp is immensely pleased with the valley and has gone on east to close up his business interests there, preparatory to returning to Arizona in the early fall with his family, to take up his permanent residence on his new ranch.

NEW REALTY FIRM.

The Roosevelt Irrigated Land Co. is the name of the new firm that yesterday opened for business in the Adams Hotel building in the rooms vacated by H. L. Latham & Co. The personnel consists of R. R. Bailey, E. R. Swin, F. H. Alhant and H. T. Weldon, all prominent real estate dealers of Los Angeles. These gentlemen were largely interested in the many sales made of Chandler Ranch lands. The new firm will do a general real estate business on farm lands.

NEW FLAT HOUSE.

Leon Bouvier Erecting Large Two Story Residence on Fifth St. Between Adams and Van Buren.

Leon Bouvier has under course of construction a large two story residence facing 5th St. between Adams and Van Buren. This will be for rental purposes, in housekeeping flats. Mr. Bouvier is also improving the property at the corner of 5th St. and Van Buren, the old building being remodeled and rebuilt, the new structure being a very pretty house.

THE SUMMER SWELTER.

Is lessened very materially if the cooking is done by gas. Why worry over a wood stove, ruining your health and your complexion and your temper? When one considers the saving on the wife, gas is not only much more economical, it is absolutely essential to the happiness and well being of the household. Let the P. G. & E. put in gas for you.

ARIZONA MEAT.

Did you know that the nicest, juiciest steak sold in the markets of Phoenix today, can be bought at the

Hurley Market? This is why—steaks cut from a young steer are fatter, lighter in color and closer grained than that from other animals, and this market makes a specialty of these steaks. These fresh meats are their long suits, the Phoenixians know it and profit by their knowledge.

SICILIAN CORAL.

Shipped into Italy by boat and thence to America, is used in making the coral jewelry sold by Hildebrand and Co. This Sicilian coral is delicate pink in shade, and is extremely rare. The common coral being a much deeper shade, coarser grained and cheaper. No prettier present for the price, could be conceived than a dainty ring with a coral marquise setting, a string of softly tinted coral beads or a cameo pin.

AN ABSTRACTOR.

Will tell you the exact condition of the title to a property that you think of buying. He is qualified by training to find any flaws or shadows that may exist in it. In choosing a firm to look after this business for you, it is quite necessary that you get one that has no flaw to its title, no honesty, reliability and fair dealing. The Arizona Abstract and Title Co. has established a reputation by many years of careful work.

A FEW MONTHS

Hence and the complaints will begin to come in from the grocery man's customers about the butter, for it is a fact that an inferior grade of butter will pass muster with many people during the winter months, as soon as the weather gets hot, it is easy to detect an unpleasant flavor in any but the best brand and that brand in Arizona is the Harsanyampa. Try it you will like it.

WHEN THE MAN OF THE HOUSE Finds a collar with a broken edge in the clean laundry, just remind him that if he will send his soiled linen to the Troy Laundry he will save himself much needless exasperation and get his washing done to suit him—with a saving of both material and money.

NOTICE TO CREDITORS.

Estate of Sarah M. Walker, deceased. Notice is hereby given by the undersigned executor of the last will and testament of Sarah M. Walker, deceased, to the creditors of and all persons having claims against the said deceased, to exhibit them, with the necessary vouchers, within ten months after the first publication of this notice to the said executor at his

residence at No. 346 North 4th Ave., Phoenix, Arizona, the same being the place for the transaction of the business of said estate, in said County of Maricopa.

JAMES L. WALKER.

Executor of the Last Will and Testament of Sarah M. Walker, deceased. Dated this 28th day of Feb. A. D. 1912.

ORDINANCE NO. 508.

Amending Ordinance No. 395, Entitled, Ordinance Amending Ordinance No. 148, and Other Ordinances Providing for License Taxes in the City of Phoenix.

The Common Council of Phoenix Do Ordain as Follows:

Sections Twenty-Four and Twenty-five of said Ordinance No. 395 be amended to read: Every auctioneer or every auction house or establishment shall pay a license tax of Ten (\$10.00) Dollars per day or in lieu thereof a quarterly license tax of Twenty-five (\$25.00) Dollars.

All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Passed by the Common Council of Phoenix this 27th day of March, A. D. 1912.

LLOYD B. CHRISTY,

Mayor.

Attest: FRANK THOMAS, City Recorder.

SPECIAL BARGAINS

160 acres at.....\$55 per acre
80 acres at.....\$55 per acre
320 acres at.....\$60 per acre
640 acres at.....\$65 per acre
290 acres at.....\$65 per acre

GOOD SOIL WITH WATER NOW

You Had Better Look These Up
VERY EASY TERMS

O. H. Loch & Co.

7 West Adams St.

RANCH

160 acres in grain, under one of the oldest canals in the

SALT RIVER VALLEY

\$50.00 per acre.

CASSIDY & DAY

18 West Adams Street.

MESSNER KNOWS REAL ESTATE

If you want your horse shod, go to a blacksmith. If you are sick call for a doctor.

BUT--

If you want something in Real Estate see Messner. Careful study of everything offered in the valley and knowing reliable values fully, I am at your service, and it will pay you to see me.

C. D. Messner

42 1-2 WEST ADAMS

Farm With Uncle Sam Under the Roosevelt Dam

"WHERE THE WATER FLOWS
AND ALFALFA GROWS"

Over \$600,000

WORTH OF
**CHANDLER
RANCH
LANDS**

Have been sold during the past few months—nearly all of which has been purchased by California ranchers and fruit growers, who are selling out in the choicest sections of California and buying Chandler ranch lands. We do not need to say any more. This fact alone proves that Chandler Ranch Lands are the best buy in the southwest. All of this land has been sold surrounding the new townsite of Chandler. More sales are being made every day. Not a lot has been sold yet but they will soon be offered for sale. If you are looking for a location in any line of business it will pay you to investigate at once. Street and cement work is now being done; a two story concrete and brick hotel and store buildings will soon be erected and other improvements made, making Chandler one of the best towns in this rich agricultural section surrounded by busy mining regions. ALFALFA, FRUIT AND ORANGE LAND, \$100 to \$150 an acre. TEN YEARS' TIME. Visit the ranch and see for yourself or send for illustrated booklets.

Mesa Improvement Co., Mesa, Ariz.

FOLEY'S KIDNEY PILLS

for backache, rheumatism, kidney or bladder trouble, and urinary irregularities. Foley's Kidney Pills purify the blood, restore lost vitality and vigor. Refuse substitutes. For Sale by Elvey & Hulet.